



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30 Cochrane Road
Whitecourt, Alberta

MLS # A2343777



\$225,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,442 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Off Street, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Vinyl Windows		

Inclusions: NA

Welcome to this nicely updated 2-storey townhouse offering just over 1,400 sq. ft. of comfortable living space, 3 bedrooms and 2 bathrooms. A great option for a first-time buyer, growing family or investor, this home offers plenty of space and a convenient location close to schools, the golf course, walking trails, Festival Park and bus stops. The main floor features a bright front living room, dining area and updated kitchen, plus a second flexible living/dining space at the back of the home that could also make a great home office, playroom or additional family room. The basement offers a spacious rec room for even more living space. Upstairs you'll find 3 bedrooms, including a generous primary bedroom with a large walk-in closet and charming wainscoting. The home has been nicely updated with newer windows, beautiful hardwood and tile flooring, and brand new shingles installed just last week. Outside, enjoy the fenced backyard with convenient rear parking, plus additional street parking. With its functional layout, thoughtful updates and great location, this is a home that offers excellent value for both homeowners and investors!